

FINISH-OUT RENOVATION FLIP

Finish-Out Flip in NW Houston

1039 Marcolin St, Lincoln City · Houston, TX 77088

Renovation in progress · renovated 77088 comps ~\$245–267K

\$245K–\$267K

ARV

\$145K

PRICE

~\$35–65K

PROJ. PROFIT

THE PROPERTY

Finish-Out Flip in NW Houston

1039 Marcolin St, Lincoln City · Houston, TX 77088

| | | |
|------------------------------|----------------------------------|-------------------------------|
| 3 / 2 BEDS / BATHS | 2,224 sqft LIVING AREA | 8,520 sqft LOT SIZE |
|------------------------------|----------------------------------|-------------------------------|

A 3-bed in Lincoln City with a renovation already underway — new cabinets, custom millwork, and drywall going in. Finish it and resell as a clean renovated home. Recent renovated 77088 resales (~2,000 sf, \$106–127/sf within 0.9 mi) support ~\$245–267K for a finished 2,224 sf home. Priced at \$145K to a cash buyer; finish-out runs ~\$30–50K, leaving a solid renovated-flip spread.



DETAILS

| | |
|---------------|---|
| PROPERTY TYPE | Single-Family · renovation in progress |
| STATUS | Renovation underway — finish-out |
| CITY / ZIP | Houston, TX 77088 (Lincoln City) |

HIGHLIGHTS

- Renovation already started — finish-out play
- New cabinets + custom millwork going in
- Renovated 77088 resale comps ~\$245–267K (0.4–0.9 mi)
- Large 8,520 sf lot
- Flip or list exit
- Available as-is, cash

THE NUMBERS

The Deal

| | |
|---|-------------------------------|
| After-Repair Value (ARV) — renovated resale | \$245,000 – \$267,000 |
| Price (to buyer) | \$145,000 |
| Est. Finish-Out | ~\$30,000 – \$50,000 |
| All-In (price + finish-out) | ~\$175,000 – \$195,000 |

PROJECTED NET PROFIT

~\$35,000 – \$65,000

WAYS TO PLAY IT

- Finish the in-progress reno → flip at \$245–267K (renovated)
- Finish → list with an agent for top dollar
- Buy-and-hold rental once finished
- BRRRR: finish, rent, refinance



Valued on RENOVATED resale comps (~\$106–127/sf, 0.4–0.9 mi), not new construction — a finished home here sits below new builds. Verify the remaining finish-out scope on the walk.

LOCATION & COMPS

Location

Lincoln City sits in NW Houston (77088) near the 610 Loop, US-290, and Hwy 249 — an affordable pocket seeing fresh new-construction infill, which lifts comps for finished/renovated homes.

| | |
|--------|--|
| AREA | Lincoln City / Highland, NW Houston |
| ACCESS | 610 Loop · US-290 · Hwy 249 |
| TREND | New-construction infill lifting finished comps |

COMPARABLE SALES

Recent Comps

| COMPARABLE | SQFT | PRICE | \$/SF |
|--|-------|-----------|--------------|
| 8822 Bisley Ln Heather Glen · 0.7 mi · renovated | 2,037 | \$215,000 | \$106 |
| 9006 Bunny Run Dr Hidden Valley · 0.9 mi · renovated | 1,959 | \$231,000 | \$118 |
| 1427 Tarberry Rd Willow Run · 0.4 mi · renovated | 2,049 | \$234,600 | \$114 |
| 1507 Beaver Bend Rd Willow Run · 0.9 mi · renovated | 2,010 | \$254,900 | \$127 |

Four renovated 77088 resales within 0.9 mi sold \$215K–\$254,900 (~\$106–127/sf). A finished 2,224 sf home lands ~\$245–267K (mid \$256K) — the renovated-resale tier, below new construction.

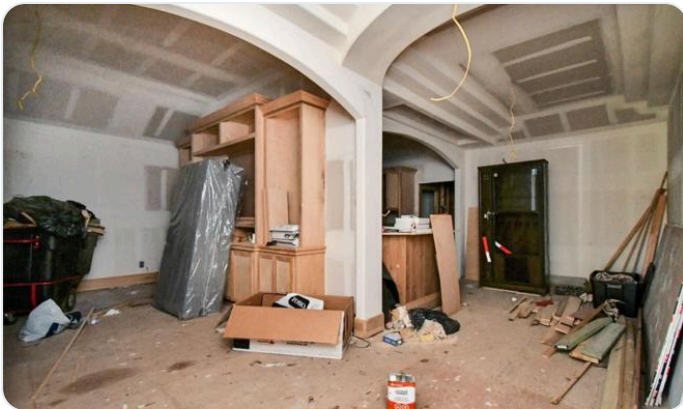
THE FINE PRINT

Disclosures

- Information only — not an offer, appraisal, or guarantee of value, condition, financing, or results.
- All numbers (ARV, repairs, projected profit) are estimates. Verify everything independently before you buy.
- Property is sold as-is, where-is. No warranties, express or implied.
- Not legal, tax, financial, or investment advice.
- Sellers First Home Solutions may be acting as a principal / wholesaler — not as your agent or broker.
- Maxwell Buffamante is a licensed Texas Realtor (eXp Realty); a brokerage relationship exists only if agreed in writing.
- Comps are from MLS / public records; Texas is a non-disclosure state, so some values are estimates.
- Buyer is responsible for verifying value, condition, repairs, title, liens, occupancy, and all facts.

Equal Housing Opportunity.

Property Gallery 1/2



Property Gallery 2/2

